

PLANNING BOARD MEETING MINUTES
January 13, 2026
7:00 PM - Hybrid Meeting

Planning Board Members Present: Lynn DeLisi (Co-chair), Gary Taylor (Co-chair), Craig Nicholson, Rob Ahlert, Susan Hall Mygatt (joined via Zoom at 7:30 PM)

Absent: None

Staff Members Present: Paula Vaughn-McKenzie, Jennifer Parker

Meeting Recording: <https://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/watch/696906979dbc1e0002bc0f49>

7:00 PM Public Comment

Ethan Healy, resident of 148 Lincoln Road, shared his concern about the size of the 4-unit building currently under construction at 150 Lincoln and questioned if the construction has deviated from the approved plans. He suggested that Board members visit the site. PVM said she will ask the Building Inspector to conduct a visit as well.

7:01 PM Site Plan Review, Sections 17.7 and 6.6: Robert Neidlinger, 161 Tower Rd, Parcel 179-50-0. Request for Site Plan Approval for a modification to the approved Site Plan within a Cluster Subdivision to construct a storage shed attached to the primary structure.

JP gave an overview of the site history and the proposed project as submitted by the applicant.

Michael McEachern and Bernadette Yao of 155 Tower Road requested that screening plants be installed between the two properties to screen the shed. Rhododendrons were suggested.

LD moved to approve the plans with the condition on screening. GT seconded. Approved unanimously.

7:05 PM Request for Determination of Minor Change, Section 17.7: Hyde Park Nominee Trust, 59 Conant Road, Parcel 181-5-0. Request for a Minor Modification to the approved Site Plan for an expansion of the approved deck.

JP gave an overview of the proposed project as submitted by the applicant.

GT moved to consider the change minor in nature. LD seconded. Approved unanimously. GT moved that the Board approve the minor change as presented. LD seconded. Approved unanimously.

7:15 PM Preliminary Presentation of Nature Link Project by CIVICO Development

Andrew Consigli of CIVICO Development gave an overview of the progress on the site and architectural plans for the project. The applicant plans to come before the Planning Board for the Definitive Plan Special Permit and Site Plan Approval in February. Discussion ensued on the following topics:

- Suggestion to modify the setbacks of each home from the street to create a more interesting and less uniform streetscape.

- Building architecture.
- Potential traffic issues on Page Road and Route 2. Peer review of the traffic study and the engineering plans will be conducted.
- Mitigation of noise from Route 2.
- Screening for neighbors.

Attendee Comments:

- Andrew Glass, Chair of the Historical Commission, stated that Mr. Consigli gave a preliminary presentation to the Historical Commission. The Commission has not yet held their public hearing on the significance of the existing buildings on the property. He agreed with the suggestion of making the streetscape less uniform.
- Ross Tucker of 105 Trapelo Road and a member of the Conservation Commission inquired about protection of the wetland resource areas on site.
- John Li of 96 Page Road shared his concern about additional traffic on Page Road and asked if Farrington's driveway was considered as access in the traffic plan. Mr. Consigli said Farrington can use the new road through the development, but Farrington's driveway would not be used as an access for the development unless there is an emergency.
- Klaus Dobler of 103 Page Road inquired about changes to the site plan. Mr. Consigli confirmed a building had to be repositioned slightly and the common green area was modified to stay out of wetland resource areas.

Business

Planning Office Update:

- Solar array at the Town Transfer Station is near completion.
- The Building Inspector has issued formal enforcement and will begin imposing fines on Doherty's for non-compliance with the Planning Board Administrative Approval's condition of not parking vehicles on the grass.
- Electric vehicle chargers at the Town gravel lot are installed and waiting for Eversource to deliver the transformer.
- The Attorney General's changes to the ADU bylaw will be accepted by the Town.
- The Town will wait to make any changes to the Bylaw related to the Green Energy Infrastructure Siting legislation until after the DOER has issued more guidance.

- Warrant article for deletion of Section 12.2 Wetland and Watershed Protection District will go forward. Section 12.2 is out of date and superseded by Wetlands permitting. The Planning Board public hearing will take place on February 10.
- The Dark Skies Subcommittee met with the Select Board. A public forum is scheduled for January 15. The Subcommittee will bring a revised draft of the proposed amendment to the General Bylaws to the Planning Board on January 27. The Subcommittee will give a public presentation at the February 24 Planning Board meeting. A public hearing is not required for General Bylaw amendments.
- The Commons needs to correct their documentation on the new affordable units and resubmit to EOHLC for approval.
- The Complete Streets project to install crosswalks, flashing beacons, and pedestrian islands at Rt. 117 and Sudbury Rd. is complete. Final cost \$310,000. The Complete Streets grant was \$232,424, and the difference was paid with Chapter 90 funds.
- The Board will set aside a meeting to focus on discussion of the 2009 Comprehensive Plan.

Approve December 9, 2025 Minutes

GT moved to approve the minutes as amended. CN seconded. Roll call: LD, aye. RA, aye. SHM, aye. CN, aye. GT, aye. Approved unanimously.

GT moved to adjourn the meeting. SHM seconded. Roll call: LD, aye. RA, aye. SHM, aye. CN, aye. GT, aye. Approved unanimously.

Approved on January 27, 2026.